

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

016894

I, SHIRLEY M. COTE of 77 Western Avenue, Waterville, County of Kennebec and State of Maine, 04901, for consideration paid, grant to CARL G. DIXON, JR. and MARIE A. DIXON of 139 Benton Neck Road, Benton, County of Kennebec and State of Maine, 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land together with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, and being bounded and described more particularly as follows:

BEGINNING in the Northerly line of Western Avenue at a point Sixty-eight and Eight Tenths (68.8) Feet Easterly from the angle point in said Northerly line of Western Avenue; thence Northerly Fifty-eight and Five Tenths (58.5) Feet to a point directly in line with the Southerly end of the stable on the land formerly of Frank Doyon, which point is marked by a stone bound; thence Easterly in a line parallel with the Northerly line of Western Avenue to the Westerly edge of the Messalonskee Stream; thence Southerly along the Westerly edge of said Messalonskee Stream about Sixty (60) Feet to the Northerly line of Western Avenue; thence Westerly in said Northerly line of Western Avenue about Sixty-two (62) Feet to the point of beginning.

THIS conveyance is made subject to whatever flowage rights may be owned by the Central Maine Power Company or others.

BEING all and the same premises conveyed to Shirley M. Cote by Warranty Deed from James E. Poulin and Theresa M. Poulin to be recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 3rd day of August, 1989.

Signed, Sealed and Delivered
in the presence of:

Stan F. Dubord

Shirley M. Cote
Shirley M. Cote

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 3, 1989

Then personally appeared the above named Shirley M. Cote and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord

Notary Public
Print Name _____

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1994



RECEIVED KENNEBEC SS.

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